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ఆంధ్రప్రదేశ్ రాజపత్రము

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No.733 AMARAVATI, THURSDAY , NOVEMBER 23, 2017 **G.737**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL LAND USE TO RESIDENTIAL LAND USE TO AN EXTENT OF AC.9.31 CENTS IN R.S.NO.216/1B, 2B, 2A2, 3, 5, 6 OF VENKATAPURAM (V) & GP, ELURU AS APPLIED BY SRI GUTTA SOMA SURYA BRAHMAM & SRI GUTTA RAMMOHAN RAO, VENKATAPURAM GRAM PANCHAYAT, ELURU

[Memo No.667058/H1/2017, Municipal Administration & Urban Development (H1) Department, 22nd November, 2017]

NOTIFICATION

The following draft variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions received with respect there-to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Velagapudi.

DRAFT VARIATION

The site, in Sy.No.216/1B, 2B, 2A2, 3, 5, 6 of Venkatapuram (V) & Gram Panchayat, Eluru (M), W.G. District to an extent of Ac.9.31 cents and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master plan) of Eluru sanctioned in G.O.Ms.No.312, MA., Dated:25.07.1975 is now proposed to be designated for Residential use by variation of change of land use based on the Council Resolution No.15/2017, dated:02.06.2017 as marked "A to J" in the revised part proposed land use map G.T.P.No.34/2017/R available in the Panchayat Office, Venkatapuram Gram Panchayat, **subject to the following conditions that ;**

1. The applicant shall furnish NOC issued by the Irrigation Department.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The applicant shall provide buffer on Western side boundary where there is a field channel as per G.O.Ms.No.119, dated 28.03.2017.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 33'-0'' wide Panchayat Road.
East	:	Existing 40'-0'' wide Panchayat Road.
South	:	Vacant land & jute mill workers quarters.
West	:	Panta Bodhi (3'-0'' wide).

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT